

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.22
(ID # 22789)

MEETING DATE:
Tuesday, November 28, 2023

FROM : HOUSING AND WORKFORCE SOLUTIONS:


SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Approve the Forms of Grant Agreement and Covenant Agreement for the Use of State Allocated Funds with Galilee Center, Inc., for a Grant Amount Not to Exceed \$2,000,000; District 4. [\$2,000,000 – 100% State Allocated Funds]; Not a Project Under CEQA (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Grant Agreement for the Use of State Allocated Funds for the Galilee Center (Grant Agreement) does not constitute a project under California Environmental Quality Act (CEQA) and Section 15004(b) of the State CEQA Guidelines in that it does not vest any development rights or result in the physical change in the environment, requires a developer to comply with CEQA and obtain all land use entitlements from the local jurisdiction as the lead agency, and does not commit the lead agency to any definite course of action or foreclose alternatives or mitigation measures that would ordinarily be part of CEQA;

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ACTION: Policy, 4/5 Vote Required


Heidi Marshall, Director 8/29/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Perez and Gutierrez
Nays: None
Absent: None
Date: November 28, 2023
xc: HWS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the Forms of Grant Agreement and Covenant Agreement for the Use of State Allocated Funds with Galilee Center, Inc. for a Grant Amount Not to Exceed \$2,000,000;
3. Approve the Forms of Grant Agreement for the Use of State Allocated Funds for the Galilee Center (Grant Agreement) and Covenant Agreement, attached hereto, with the Galilee Center, Inc.;
4. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, on behalf of the County of Riverside, to execute a form of Grant Agreement and a form of the Covenant Agreement, each substantially conforming in form and substance to the attached Grant Agreement and Covenant Agreement, subject to approval as to form by County Counsel;
5. Authorize the Director of HWS, or designee, to take all necessary steps to implement the Grant Agreement including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel;
6. Direct staff to file the Notice of Exemption with the County Clerk within five (5) business days of approval; and
7. Approve and direct the Auditor-Controller to make the budget adjustment as detailed in the attached Schedule A.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$2,000,000	\$ 0	\$2,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: State Allocated Funds pursuant to Section 19.564 of the Budget Act of 2023 from the California Department of Housing and Community Development (100%)			Budget Adjustment: Yes	
			For Fiscal Year: 2023/2024	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In May of 2022, the County, along with the nine (9) cities of the Coachella Valley, and more than 30 other community groups, supported a State Budget proposal from the Galilee Center, Inc., a California nonprofit public benefit corporation (Galilee), which requested \$2 million in State funding for the Galilee Center.

This allocation is a continuation of the State's current practice of awarding and disbursing local funding awards via direct allocations to counties or cities. This has previously occurred within the region with the following projects: 1) TruEvolution's Project Legacy development was

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allocated \$10 million by the State via a direct allocation to the City of Riverside; 2) National Community Renaissance's Las Coronas received \$8 million from the State via an allocation to the City of Corona; 3) Urban Housing Communities Veterans Village project received \$1.5 million from the State via an allocation to Cathedral City; 4) the Oasis Mobile Home Park relocation effort received a \$30 million state allocation via an allocation to the County of Riverside; and 5) the Coachella Valley Housing Catalyst Fund (CVHCF), a Revolving Loan Fund Administered by Lift to Rise, received a \$15 million state allocation via an allocation to the County of Riverside. Similarly, in this instance the County of Riverside is serving as a pass-through agency for the direct budget allocation to Galilee.

On October 31, 2023 (Minute Order 3.7), the Board of Supervisors approved accepting the allocation of State Funds to Riverside County Pursuant to 2023-24 California Budget Bill Jr. (Chapter 38, Statutes of 2023, AB 102).

Galilee intends to use the \$2,000,000 in state allocated funds for proposed improvements to Galilee's offices that are located in the unincorporated community of Mecca. Galilee provides food, clothing, temporary shelter, showers, and other basic needs to the working poor and families that have nowhere to turn in the eastern part of the Coachella Valley. In the last few years, the need for shelters has grown beyond Galilee's current capacity; to meet that need, Galilee is planning a major expansion of their offices. Improvements include the addition of a 3,000 square foot expansion of offices, existing office and staff lounge renovations, roofing, interior and exterior wall replacements, office furnishing, and other equipment. Improvements will also include all-around property fencing (Project).

On August 29, 2023, Housing and Workforce Solutions requested and the Board of Supervisors approved a commitment of \$1,000,000 (Minute Order 3.36) in American Rescue Plan Act (ARPA) grant funds to support a 6,500 square foot expansion of the emergency shelter. On June 27, 2023, the Board of Supervisors approved \$500,000 in Unincorporated Communities Initiative (UCI) funds to pay a portion of the 6,500 square foot expansion (Minute Order 3.102). The expansion of the emergency shelter will include a new building featuring two separate dormitory type rooms for male and female clients and will double the sleep number capacity for overnight stays from 75 beds to 150 beds, a total increase of 36% for shelter bed capacity throughout the County. Other improvements include a kitchen remodel to serve more meals, and the community room will no longer act as a shelter and will be used as originally intended for community dining, special events, and a cooling center.

In its role as the recipient of funds, the County will monitor the performance of Galilee against goals and performance standards outlined in the Grant Agreement. As per the Grant Agreement, Galilee will be obligated to provide the County with adequate financial, project, and performance documentation as needed for audit purposes.

The Grant Agreement for the Use of State Allocated Funds for the Galilee Center does not constitute a project under California Environmental Quality Act (CEQA) and Section 15004(b) of the State CEQA Guidelines in that it does not vest any development rights or result in the

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physical change in the environment, requires a developer to comply with CEQA and obtain all land use entitlements from the local jurisdiction as the lead agency, and does not commit the lead agency to any definite course of action or foreclose alternatives or mitigation measures that would ordinarily be part of CEQA.

Staff recommends that the Board approve the forms of the Grant Agreement and Covenant Agreement. County Counsel has reviewed and approved as to form the attached forms of the Grant Agreement and Covenant Agreement.

Impact on Citizens and Businesses

The expansion of Galilee's offices will provide additional space for staff and management, as well as provide additional space for Client Services Specialists and the client lobby. This will better equip staff to support the needs that will come with the expansion of the Galilee Center Housing Shelter. The Project is also expected to create temporary jobs in construction.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution to the Project will be fully funded with State Allocated Funds pursuant to Section 19.564 of the Budget Act of 2023 from the California Department of Housing and Community Development (HCD).

Attachments:

- Form of the Grant Agreement for the Use of State Allocated Funds
- Form of the Covenant Agreement
- Notice of Exemption
- Letter Galilee
- Schedule A



Heydee Koury, Sr Accountant - Auditor 9/28/2023



Erianria Lontajo, Principal Management Analyst 11/20/2023



Aaron Gettis, Deputy County Counsel 9/26/2023



Notice of Exemption

To:
 Office of Planning and Research
 For U.S Mail: P.O. Box 3044 Sacramento, CA 95812-3044
 Street Address: 1400 Tenth St. Sacramento, CA 95814

From:
 Public
 Agency: County of Riverside
 Address: 4080 Lemon Street, Suite 400
Riverside, CA 92501
 Contact: Annjanette Aguilar
 Phone: (951) 933-8572

County Clerk
 County of: Riverside
 2724 Gateway Drive
 P.O. Box 751
 Address: Riverside, CA 92502-0751

Lead Agency (if different from above):
 Address: _____
 Contact: Juan Garcia
 Phone: 951-955-8126

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Agreement for the Use of State Allocated Funds for the Galilee Center Office Expansion

Project Location (include county): 66101 Hammond Road, Mecca, CA 92254 in the County of Riverside, also identified as Assessor's Parcel Numbers 727-185-004, 727-185-003, and 727-272-012

Project Description:

Galilee Center, Inc., a California nonprofit public benefit corporation, is proposing to utilize and administer a grant of \$2,000,000 in State Allocated Funds allocated pursuant to 2023-24 California Budget Bill Jr. (Chapter 38, Statutes of 2023, AB 102) Section 19.564 for the Galilee Center Housing Shelter, a Grant Fund Administered by Galilee Center, Inc, a California nonprofit corporation, to be utilized for expansion of their offices. In the last few years, the need for shelters has grown beyond Galilee's current capacity; to meet that need, Galilee is planning a major expansion of their offices. Improvements include the addition of a 3,000-square-foot expansion of offices, existing office and staff lounge renovations, roofing, interior and exterior wall replacements, office furnishing, and other equipment. Improvements will also include all-around property fencing (Project).

Project Sponsor: County of Riverside

This is to advise that the County of Riverside Board of Supervisors approved the above project on

Lead agency or Responsible Agency

October 17, 2023 and has made the following determinations regarding the above-described project:
(Tentative date)

Find that the Grant Agreement for the Use of State Allocated Funds for the Galilee Center does not constitute a project under California Environmental Quality Act (CEQA) and Section 15004(b) of the CEQA Guidelines in that it does not vest any development rights or result in the physical change in the environment, requires a developer to comply with CEQA and obtain all land use entitlements from the local jurisdiction as the lead agency, and does not commit the lead agency to any definite course of action or foreclose alternatives or mitigation measures that would ordinarily be part of CEQA.

Signature: (Public Agency) Juan Garcia Title: Development Manager

Date: 9/18/22 Date received for filing at OPR: _____